

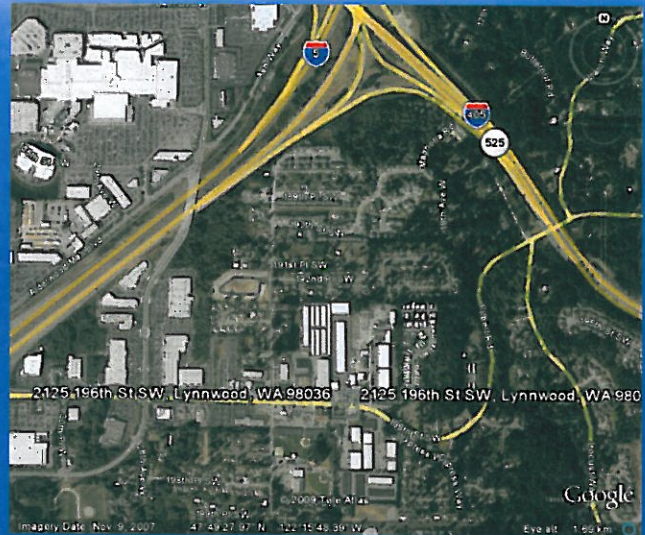
One of Lynnwood's newest Office / Warehouse complexes.

Located just East of I-5 on 196th St SW

Great freeway access to both I-5 and I-405

Modern buildings with HVAC / Both Comcast and Fiber are on site
Sprinkled / Monitored / 10' X 12' G/L O/H Doors / 20' Ceilings

2500 - 7500 Sq Ft Available Starting at \$0.62 + NNN blended



- **Clay Enterprises, LLC**
Ken or Diana Clay
- **425-776-1234**
- Diana@clayenterpriseswa.com
- Ken@clayenterpriseswa.com
- 5% Commission paid on
- All Lease's



CLAY ENTERPRISES
2002 196TH St. SW.
Lynnwood, Wa. 98036
Ph. (425) 776-1234
Fax (425) 775-9736
Diana@clayenterpriseswa.com

LOAD FACTOR ON LEASE
IS FOR MECHANICAL ROOMS

OFFICE/WAREHOUSE
Alderwood Business Center
2125 196th St. SW.
Lynnwood, Wa. 98036

Unit 105 and 106

4,000 Sq. Ft. floor area

Warehouse	2,500 sq ft.
Office	<u>1,500 sq ft</u>
Total Usable	4,000 sq ft

4,004 sq ft @ \$0.95 per sq ft BASE	\$3,803.80
4,004 sq ft @ \$.1990 per sq ft NNN	<u>796.80</u>
Total Monthly Rent	\$4,600.60

Unit 110

2,000 sq ft Floor Area

Warehouse	500 sq ft
Office	<u>1,500 sq ft</u>
Total Useable	2,000 sq ft

2,002 sq ft @ \$1.05 per sq ft BASE	\$2,102.10
2,002 sq ft @ \$.1990 per sq ft NNN	<u>398.39</u>
Total Monthly Rent	\$2,500.49

UNIT 111

1,870 sq ft Floor Area

Warehouse 795 sq ft

Office 1,075 sq ft

Total Usable 1,870 sq ft

1,872 Sq Ft @ \$0.85 per sq ft BASE \$1,591.20

1,872 Sq Ft @ \$.1990 per sq ft NNN 372.53

Total Monthly Rent \$1,963.73

Unit 126 – 127 (AVAILABLE 1/1/14)**Can be divided into 2500 sq ft units****5000 sq. ft. floor area**

Warehouse 3429 sq. ft.

Office 1571 sq. ft.

Total Usable 5000 sq. ft.

5014 sq. ft. @ \$0.64 per sq. ft. BASE \$ 3208.96

5014 sq. ft. @ \$0.1990 per sq. ft. NNN 997.79

Total Monthly Rent \$ 4206.75

Unit 128**2500 sq. ft. floor area**

Warehouse 2500.0 sq. ft.

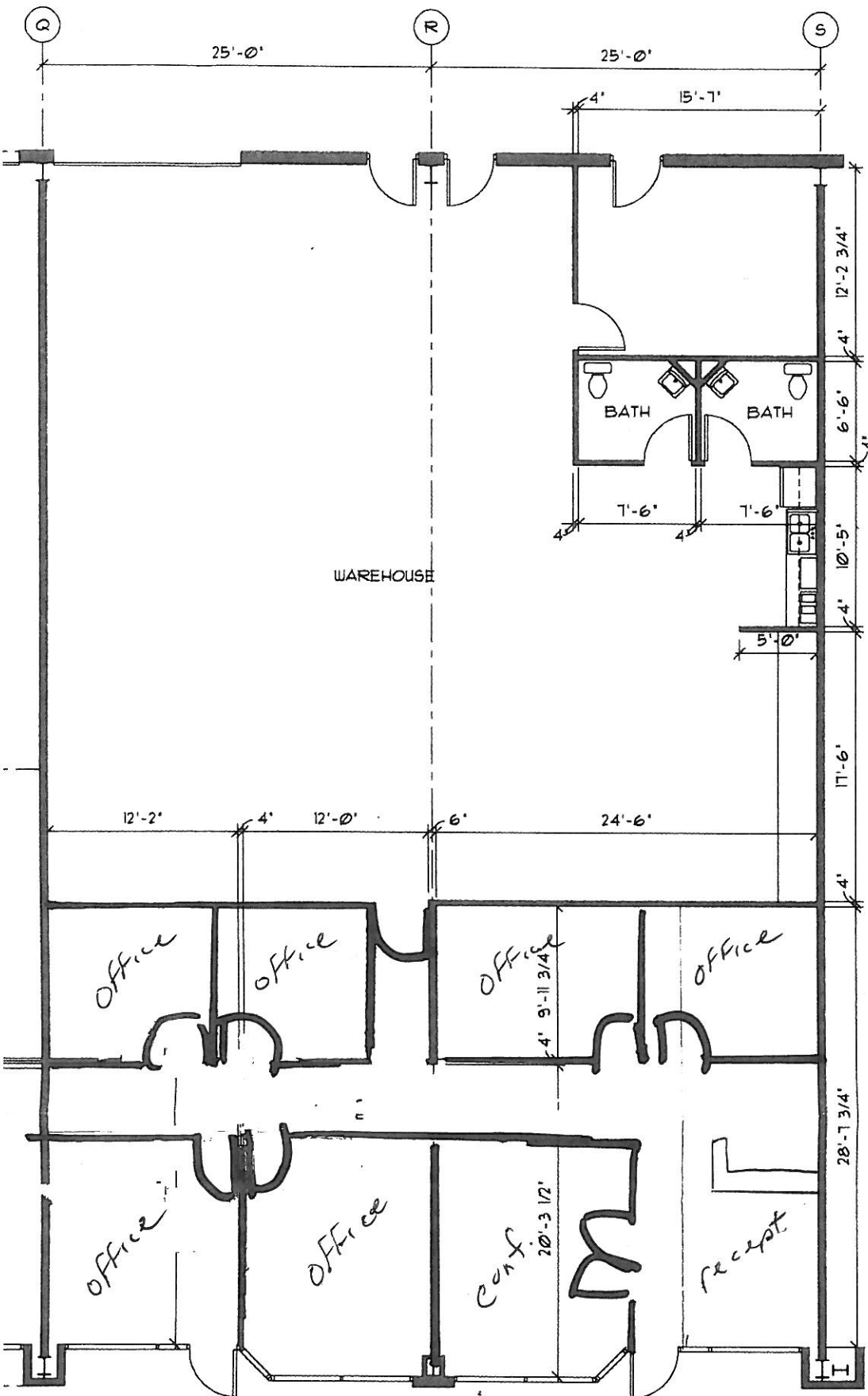
Office 0.0 sq. ft.

Total Usable 2500.0 sq. ft.

2507 sq. ft. @ \$0.62 per sq. ft. BASE \$ 1504.20

2507 sq. ft. @ \$0.1920 per sq. ft. NNN 481.35

Total Monthly Rent \$ 1985.52



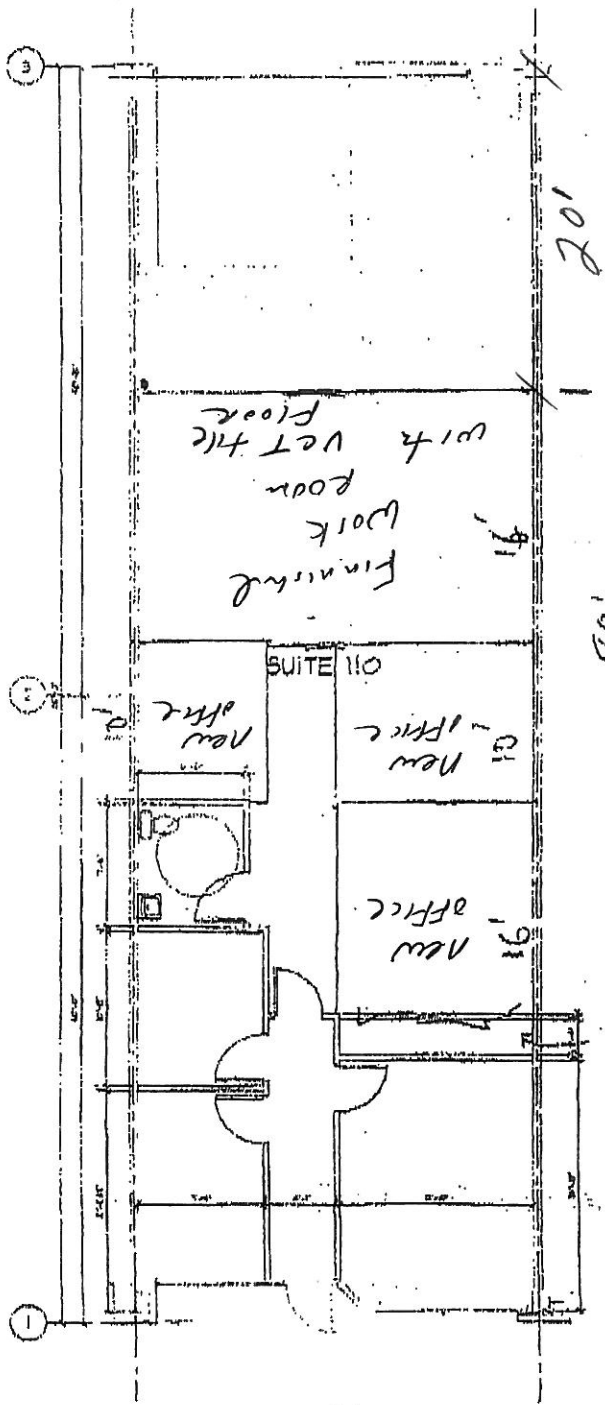
SUITE 106

SUITE 105

16

SPACE PLAN

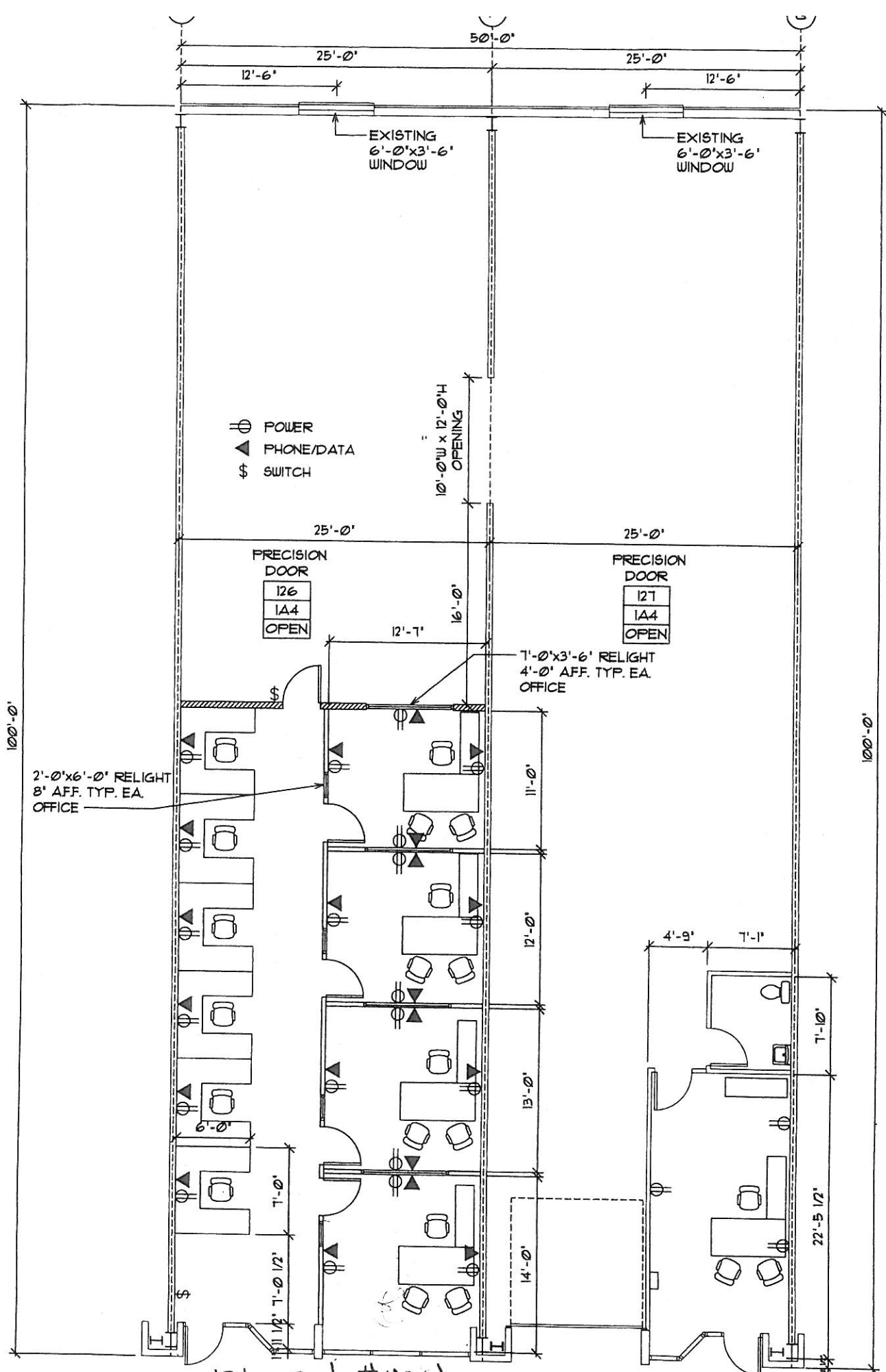
Amir Khan



25'
Unit 110

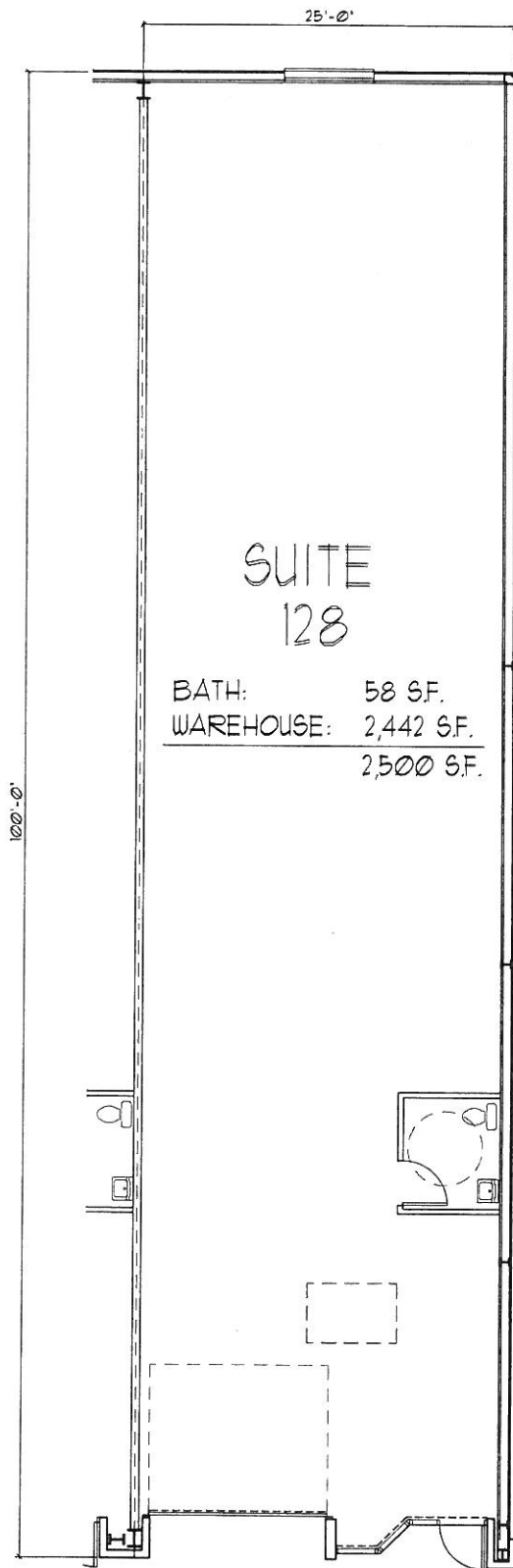
775-9736

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126 suite # used

FLOOR PLAN - PRECISION DOOR



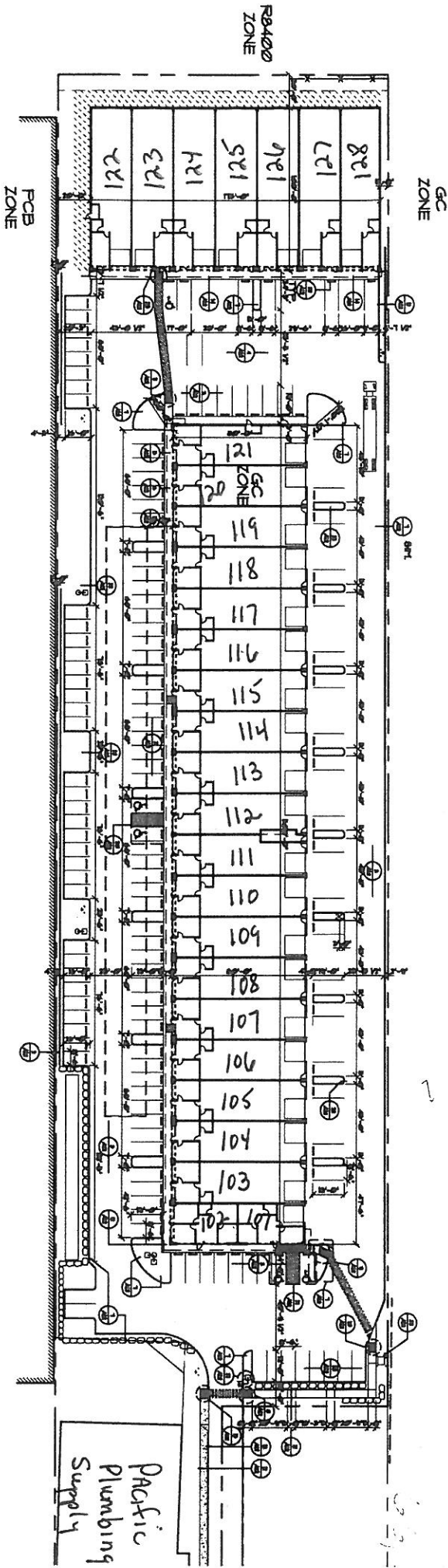
Partners
Architectural Design Group, Inc.

15398 NE 83TH ST. STE 101 REDMOND, WA 98052 PHONE: 425 636-8006

Alderwood Business Center
LYNNWOOD, WASHINGTON

7/10/12





1 SITE PLAN
 411 SCALE 1"=30'-0"